

HISTORIC PRESERVATION REVIEW BOARD STAFF REPORT AND RECOMMENDATION

Property Address:	2631-41 Connecticut Avenue NW	Agenda
Landmark/District:	Woodley Park Historic District	X Consent Calendar
Meeting Date:	July 23, 2020	X Concept Review
H.P.A. Number:	20-396	X Alteration

Working with GTM Architects, owner MDP 2631 CT Ave LLC seeks the Board's review of a concept design to add a floor to a non-contributing commercial building within the Woodley Park Historic District. The building was constructed in 1989 in a style that draws from the Italian Renaissance with a stucco exterior two taller corner pavilions with deep cornices connected by an integral trellis.

Proposal

The design would replace a substantial mechanical enclosure on the roof with a habitable office, trading out a blank screen wall with a designed 3rd floor, consisting of large expanses of glazing and panel cladding. The addition stands 4' taller than the existing screen wall and would extend all the way to the roof edges on the sides and rear. At the rear, the building currently steps down to a lower floor, so the addition would not increase the height of wall directly abutting the alley. The mechanical equipment would be located at the back corners of the addition and set back substantially on its roof. All elements of the existing building would remain intact.

Evaluation

The addition would be fully visible from the front, but is on a non-contributing building and successfully maintains the existing proportionality and character. While taller, it is set back the same distance as – and replaces – an unarticulated blank wall. The fenestration openings align with the lower floors, carrying the building's design and symmetry through to the roof. The staff's only comments are as follows:

- Consider not placing brises soleils behind the corner tower elements, where they visually compete with the deep eaves
- Keep the new roofline all one height and one color to simplify and unify the design.

Recommendation

HPO recommends that the Board find the proposed addition compatible with the character of the historic district in consideration of the comments above and consistent with the purposes of the Act. The HPO further recommends delegation of final approval to staff.

Staff Contact: Anne Brockett